

**SNAPSHOT of HOME Program Performance--As of 12/31/08  
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): San Mateo

State: CA

PJ's Total HOME Allocation Received: \$7,380,154

PJ's Size Grouping\*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
<b>Program Progress:</b>			PJs in State: <u>92</u>			
% of Funds Committed	<u>100.00</u> %	<u>90.22</u> %	<u>1</u>	<u>90.66</u> %	<u>100</u>	<u>100</u>
% of Funds Disbursed	<u>85.67</u> %	<u>80.19</u> %	<u>19</u>	<u>81.06</u> %	<u>62</u>	<u>65</u>
Leveraging Ratio for Rental Activities	<u>2.36</u>	<u>5.73</u>	<u>61</u>	<u>4.62</u>	<u>38</u>	<u>31</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>76.84</u> %	<u>72.76</u> %	<u>47</u>	<u>81.27</u> %	<u>18</u>	<u>20</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>100.00</u> %	<u>60.11</u> %	<u>1</u>	<u>68.23</u> %	<u>100</u>	<u>100</u>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<u>95.97</u> %	<u>78.04</u> %	<u>13</u>	<u>79.86</u> %	<u>78</u>	<u>84</u>
% of 0-30% AMI Renters to All Renters***	<u>80.65</u> %	<u>41.03</u> %	<u>5</u>	<u>44.82</u> %	<u>91</u>	<u>94</u>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<u>100.00</u> %	<u>92.04</u> %	<u>1</u>	<u>94.65</u> %	<u>100</u>	<u>100</u>
<b>Overall Ranking:</b>			In State: <u>4</u> / <u>92</u>	Nationally: <u>92</u>	<u>92</u>	<u>93</u>
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<u>\$32,844</u>	<u>\$32,339</u>		<u>\$25,419</u>	<u>124</u> Units	<u>91.20</u> %
Homebuyer Unit	<u>\$0</u>	<u>\$19,480</u>		<u>\$14,530</u>	<u>0</u> Units	<u>0.00</u> %
Homeowner-Rehab Unit	<u>\$121,526</u>	<u>\$26,371</u>		<u>\$20,251</u>	<u>2</u> Units	<u>1.50</u> %
TBRA Unit	<u>\$5,000</u>	<u>\$2,782</u>		<u>\$3,156</u>	<u>10</u> Units	<u>7.40</u> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Mateo CA

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$55,066	\$0	\$306,250
<b>State:*</b>	\$125,042	\$108,908	\$27,200
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:** 0.0 %  
(% of allocation) **National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.23

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	48.4	0.0	0.0	40.0
Black/African American:	8.1	0.0	0.0	20.0
Asian:	19.4	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.8	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	2.4	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.8	0.0	0.0	0.0
Other Multi Racial:	0.8	0.0	0.0	0.0
Asian/Pacific Islander:	0.8	0.0	0.0	0.0

<b>ETHNICITY:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	18.5	0.0	100.0	40.0

<b>HOUSEHOLD SIZE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	62.1	0.0	0.0	0.0
2 Persons:	17.7	0.0	100.0	50.0
3 Persons:	8.9	0.0	0.0	20.0
4 Persons:	7.3	0.0	0.0	30.0
5 Persons:	3.2	0.0	0.0	0.0
6 Persons:	0.8	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	9.7	0.0	0.0	60.0
Elderly:	58.9	0.0	50.0	0.0
Related/Single Parent:	12.9	0.0	0.0	0.0
Related/Two Parent:	4.0	0.0	0.0	40.0
Other:	14.5	0.0	50.0	0.0

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>	Rental %	Homebuyer %
Section 8:	12.1	0.0 <sup>#</sup>
HOME TBRA:	5.6	
Other:	12.9	
No Assistance:	69.4	

**# of Section 504 Compliant Units / Completed Units Since 2001** 19

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Mateo

State: CA

Group Rank: 92  
(Percentile)

State Rank: 4 / 92 PJs

Overall Rank: 93  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	<b>76.84</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	<b>100</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>95.97</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	<b>2.06</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

